

**FOR SALE  
AND LEASE**



**221,884 SF**  
**AVAILABLE**

**675 CORPORATE PKWY**  
BELVIDERE, IL





**EXPANSION AREA**

# PROPERTY HIGHLIGHTS

675 CORPORATE PKWY | BELVIDERE, IL



**BUILDING SIZE** 221,884 SF



**OFFICE SIZE** 52,610 SF  
(Expandable)



**BUILDING  
EXPANDABLE** UP TO  
52,610 SF



**SITE SIZE** 22.72 Acres



**CEILING  
HEIGHT** 32' - 34'  
(45' at Crane Bay)



**PARKING** Car: 328  
Trailer: 36



**FIRE** ESFR



**EXTERIOR  
DOCKS** 20



**DRIVE-IN  
DOORS** 2  
(Oversized)



**POWER** 6,500 Amps  
(4,000 Amps East/2,500  
Amps Northwest)



**CRANES** 1 (225' x 100' Rail with 60  
& 40 Ton Cranes)



**YEAR BUILT** 2017



**COLUMN** 50' X 50'

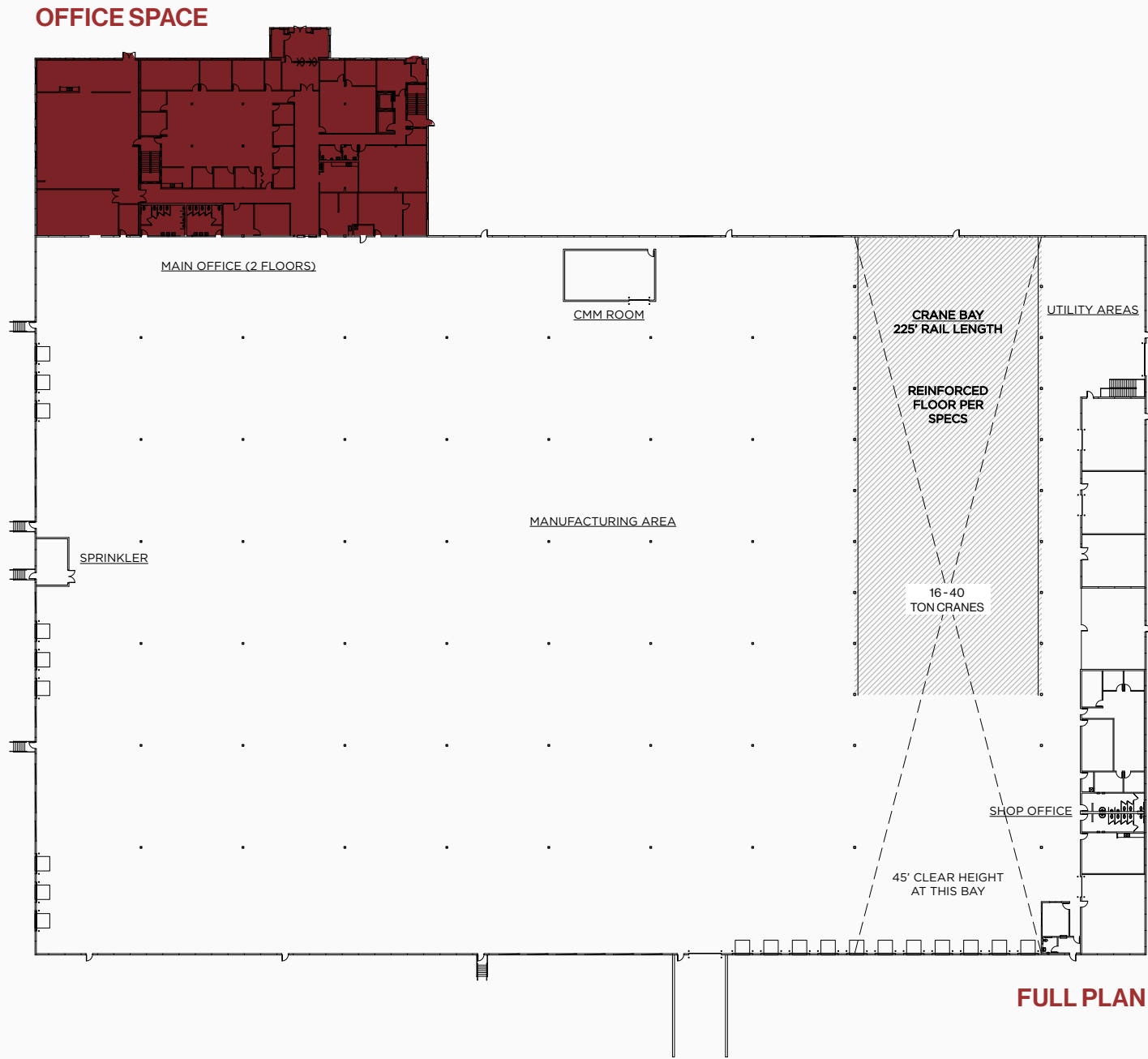


**USE** Manufacturing &  
Warehouse



**ZONING** M-2

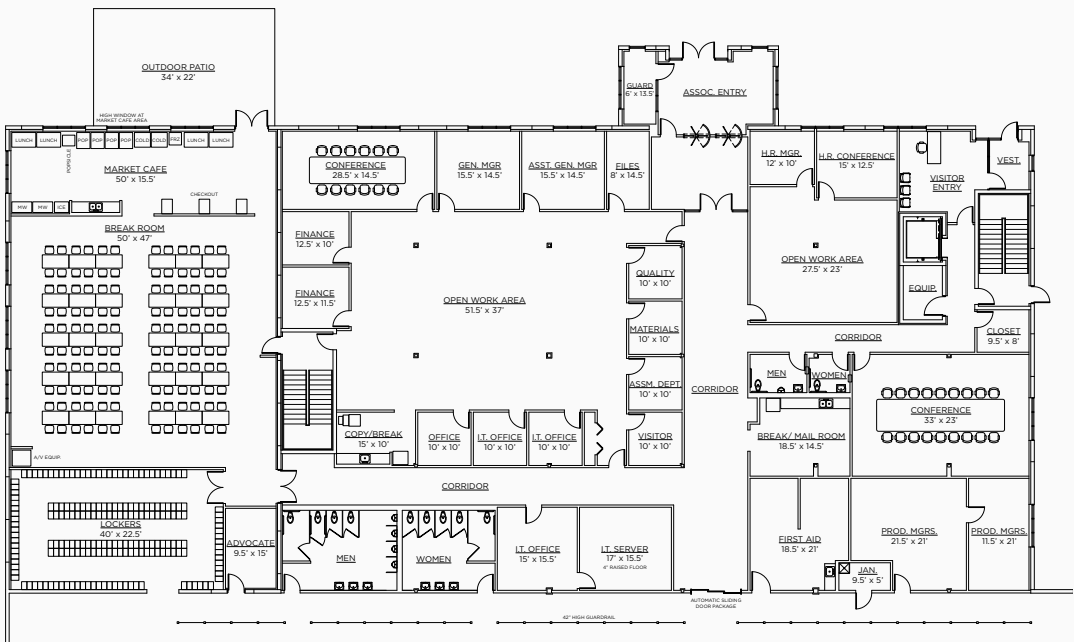
# FLOOR PLAN



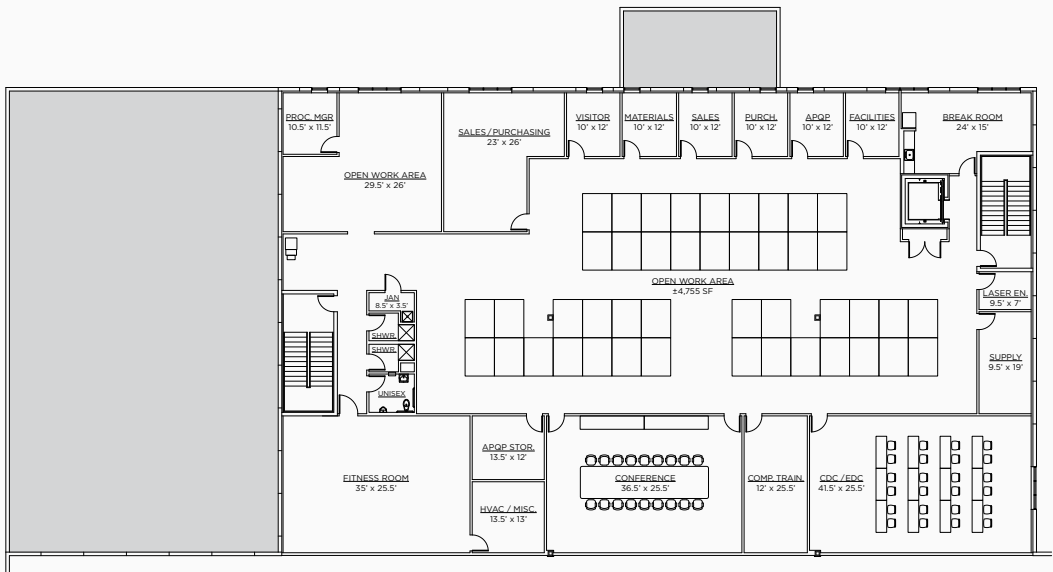
FULL PLAN

# OFFICE PLANS

OFFICE - 1ST FLOOR



OFFICE - 2ND FLOOR





# BUILDING IMAGERY





# WHERE LEADING COMPANIES CONNECT



TOLLWAY  
OASIS



STELLANTIS



Walmart  sam's club 

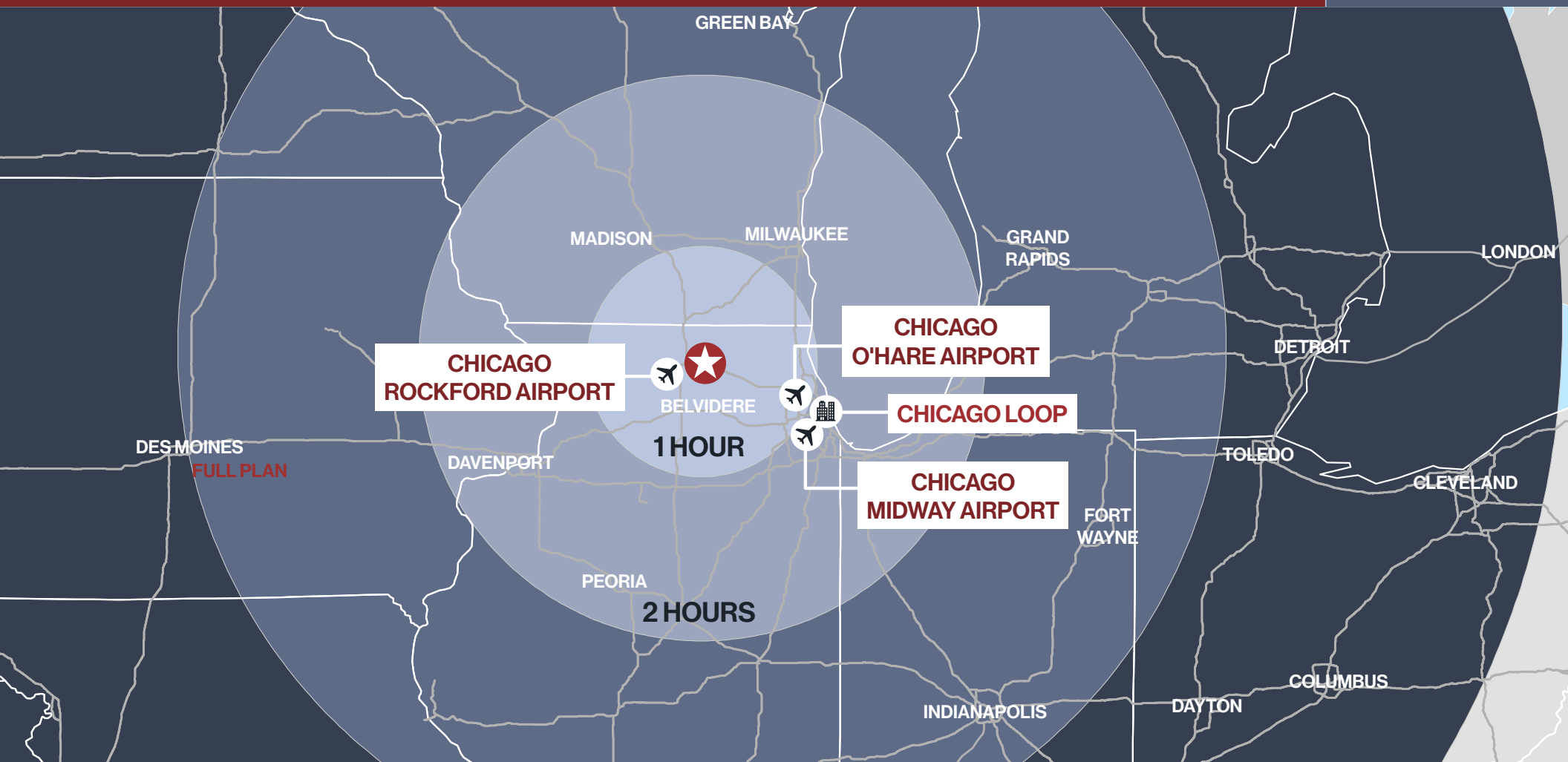
HAUMILLER  
ENGINEERING

 GERDAU

 Capitol  
Warehousing®

CORPORATE NEIGHBORS  
WITHIN 3 MILES

# EVERYTHING WITHIN REACH



4-WAY INTERCHANGE VIA I-90

5 MINS



ROCKFORD INTERNATIONAL AIRPORT

25 MINS



O'HARE INTERNATIONAL AIRPORT

52 MINS



CHICAGO LOOP

1 HR 15 MINS



MIDWAY INTERNATIONAL AIRPORT

1 HR 20 MINS





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**FOR MORE INFORMATION,  
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